

MINUTES  
FAYSTON PLANNING COMMISSION  
MAY 2, 2016

Members Present: Carol Chamberlin, Shane Mullen, Fred Gilbert; ZA: John Weir

Public: none

The meeting was called to order at 5:34 pm.

There were no announcements or modifications to the agenda.

Members first discussed the Minutes of April 18, 2016. Carol moved to accept the Minutes, and Shane seconded. All were in favor and the motion passed.

Members proceeded to discuss the Town Plan amendment adoption process. John mailed (certified) the draft of the Community Standards amendment, scenic resources map, the amendment report, and cover letter to abutting municipalities, the Central Vermont Regional Planning Commission (CVRPC) and the Department of Housing and Community Development. Subsequently, John mailed (certified) warnings of the Planning Commission's public hearing on June 6, 2016 to the same recipients. Members then reviewed John's draft of the Commission's public hearing warning. This warning is to be published in the Valley Reporter and posted in the designated locations. Members made suggested edits to the draft. John will so revise the draft and send it along to members for final review before publication. This warning needs to be published and posted at least fifteen (15) days prior to the scheduled hearing on June 6, 2016.

Members next discussed the mapping of the overlay districts. After Jens Hilke's (VT Fish & Wildlife) first attempts at mapping the overlay districts, members agreed with Jens that the overlays seem to cover almost the entirety of Fayston. Carol met with Jens subsequently to work on the mapping. Although the newer map is better, the Secondary Conservation Area overlay still covers too much of the town on the map. This Secondary overlay includes the Secondary Conservation Area in addition to areas of elevation between 1,700 and 2,500 feet (where development is precluded or restricted). In order to reduce this coverage area in the overlay mapping, members decided that a focus on which resources are most important to protect is necessary. Members then reviewed the Tiered Ecological Priorities materials, with a focus on the buildout analyses. Shane stated that we should decide on what resources are the most important to protect, as well as focus on the types of development that need to be restricted in order to achieve the goal of protecting those resources. Members will continue to work on this mapping issue, with a focus on the most critical resources in need of protection, in order to reduce the coverage area within the overlay.

Members briefly reviewed Polly's drafts of the revisions to the wind and solar sections of the land use regulations.

The next meeting of the Fayston Planning Commission is May 16, 2016. For next meeting, members will continue work on the revisions to the land use regulations, including the district tables, definitions, and wind and solar sections.

The meeting adjourned at 7:04 p.m.